

Health *through* Housing

Background & 2021 Activities of the Health through Housing (HtH) Initiative

9.8.21 Briefing to the Regional Policy Committee



At least 6,000 people
sleep outside across
King County every night.

That number will grow unless we act boldly.

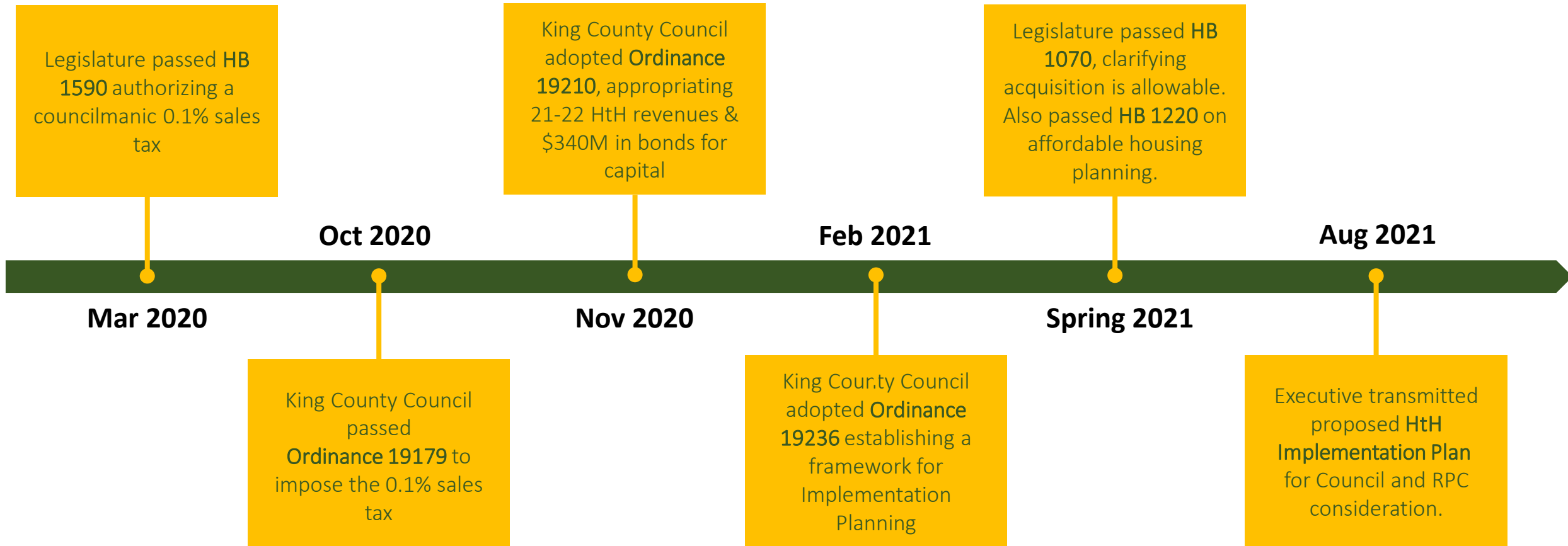
Supportive Housing works.

**It is more effective
and less expensive.**

<https://www.thirddoorcoalition.org/research-and-sources>

What is **Health through Housing**?

King County's one-tenth of one percent sales tax that began collection in 2021



What is **Health through Housing**?

King County's regional initiative to rapidly acquire and perpetually operate 1,600 units of affordable housing for residents experiencing & at risk of chronic homelessness while reducing racial-ethnic disproportionality.

“The paramount goal of the [initial Health through Housing] implementation plan shall be the creation and ongoing operation of 1,600 units of affordable housing with housing-related services for eligible households in King County that are experiencing chronic homelessness or that are at risk of experiencing chronic homelessness.”

King County Code 24.30.030.3

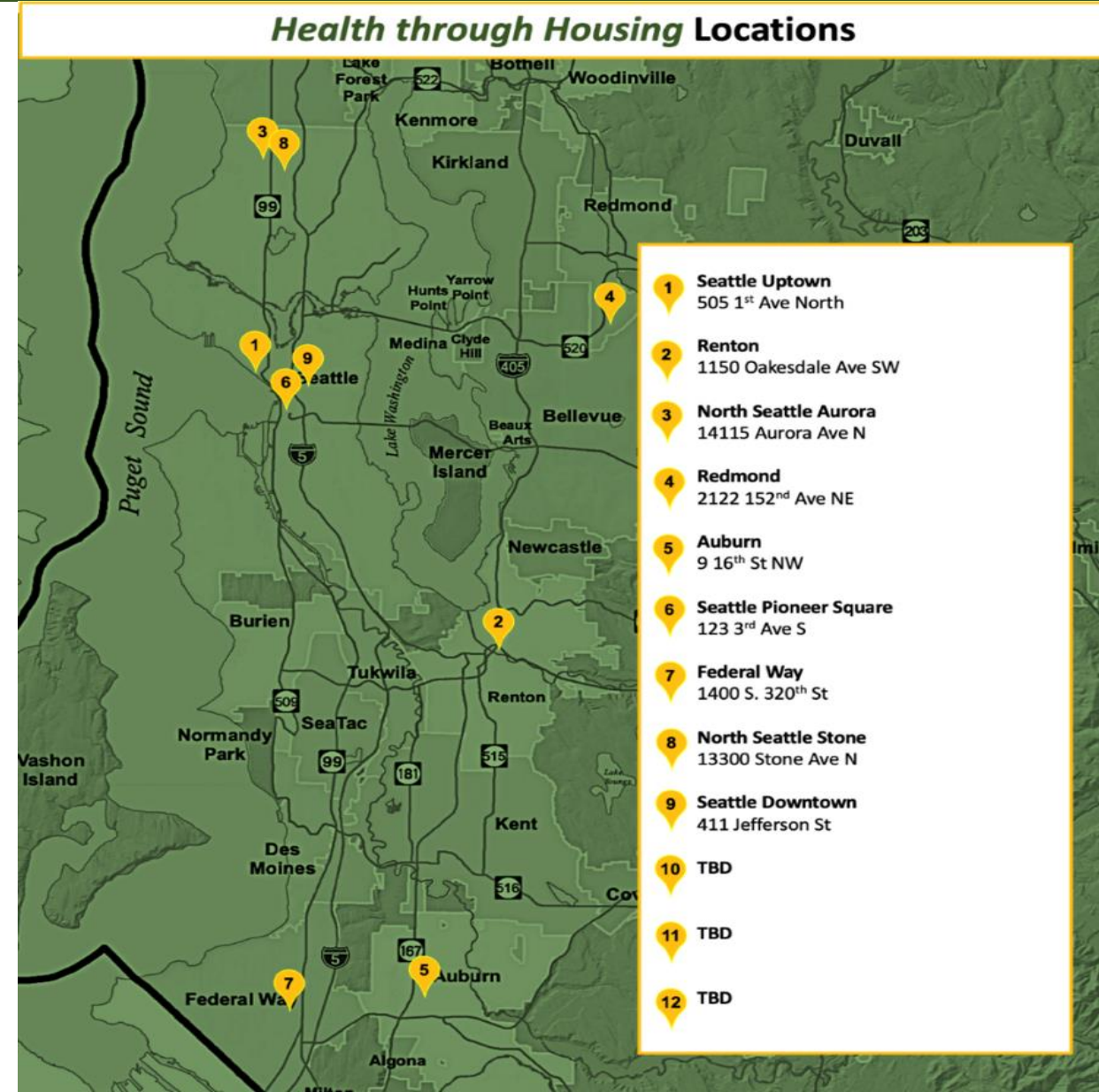
What is **Health through Housing**?

- **\$270k vs \$400k+** | Take advantage of temporary economic conditions to create new affordable housing for substantially less than new construction.
- **1,600 households inside by end of 2022** | Put buildings into use quickly to provide emergency and permanent supportive housing.
- **Operations, Operations, Operations** | Stable resident supports within HtH buildings so residents have consistent, case-managed healthcare (integrated physical & behavioral), nutrition, employment, & housing supports.
- **Quick Impact, Long-Term Strategy** | Convert the portfolio into permanent supportive housing in the near-term while creating additional affordable and supportive housing development opportunities in the long-term.

The HtH Portfolio So Far

Getting to 1,600 Units

- 859 units purchased or pending closing
 - 9 buildings
 - 5 cities
- MOA with Seattle OH for 350 “Operations Only” Units
- Seeking 95 Non-Seattle “Operations Only” Units
- 296 remaining units to purchase
 - Likely in 3 to 4 buildings



The HtH Portfolio So Far



HtH does not replace PSH construction. HtH is strategy in a crisis to harness temporary conditions & rapidly supplement supportive housing stock across the region with robust, ongoing operations.

How We **Partner** with HtH Host Cities

Siting | No HtH Acquisitions Without Consultation

Permitting | Seeking Permits Where A City Requires Them

Provider Selection | Cities and County Jointly Select Provider

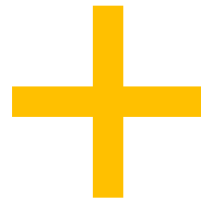
Local Referral | 15% is a Minimum; Regional Distribution is a Local Asset

Good Neighbor Agreements | Communities Want a Structure for Communication

Who Can Live in HtH Buildings?

**Household
Income at or
Below 30% of
the Area Median**

Ordinance 19179



**Experiencing or
At-Risk of
Chronic
Homelessness.**

Defined in Ordinance 19236;
Must be consistent with RCW
82.14.530(2)(b)

While not a facet of individual eligibility, overall HtH building and portfolio populations must also comply with statute and ordinance requirements to meet or exceed two goals:

1. Reduce racial-ethnic disproportionality
2. Satisfy local referral commitments and intent

Importance of Outreach | Developing new approaches and provider partnerships to balance equity focus, local referral, regional access, federal requirements, and building operations.

Up Next: The HtH Implementation Plan

Bonding | Planning \$260M Bond Issuance in late 2021 or early 2022 and final \$60M Bond Issuance in 2024

Operations Funding | Ensuring robust resident supports is critical for initiative success

Capacity Building Collaborative | We need more providers who are resourced and ready to support residents in housing

The HtH Planning Cycle | Controlled by King County Code 24.30.030

Health through Housing Implementation Planning Cycle																									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
Initial HtH Implementation Plan	Enacted Initial Implementation Plan Governs HtH Initiative (7-year term)																								
2029-2036 HtH Implementation Plan Update						Executive Drafting Council & RPC Consider	Enacted 2029-2036 Implementation Plan Update Governs HtH Initiative																		
2037-2044 HtH Implemntation Plan Update														Executive Drafting Council & RPC Consider	Enacted 2037-2044 Implementation Plan Update Governs HtH Initiative										

Questions?



King County

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